156.0	0005	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,100 / 896,100
					USE VALUE:	896,100 / 896,100
					ASSESSED:	896,100 / 896,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAGHFOURI ARAM
Owner 2:	MOHAJERY PARISA
Owner 3:	
Street 1:	206 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALVEY CHERYL A/TRUSTEE -
Owner 2:	206 WAVERLY ST TRUST -
Street 1:	206 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,042 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 2008, having primarily Vinyl Exterior and 1854 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7042.000	453,600	600	441,900	896,100
Total Card	0.162	453,600	600	441,900	896,100
Total Parcel	0.162	453,600	600	441,900	896,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.33 | /Parcel: 483.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 104103

GIS Ref

GIS Ref

Insp Date 06/30/18

!12252!

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0005-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,700	600	7,042.	441,900	896,200	896,200	Year End Roll	12/18/2019
2019	101	FV	341,500	600	7,042.	441,900	784,000	784,000	Year End Roll	1/3/2019
2018	101	FV	413,200	0	7,042.	372,400	785,600	785,600	Year End Roll	12/20/2017
2017	101	FV	413,200	0	7,042.	340,900	754,100	754,100	Year End Roll	1/3/2017
2016	101	FV	413,200	0	7,042.	290,400	703,600	703,600	Year End	1/4/2016
2015	101	FV	398,500	0	7,042.	252,500	651,000	651,000	Year End Roll	12/11/2014
2014	101	FV	398,500	0	7,042.	233,600	632,100	632,100	Year End Roll	12/16/2013
2013	101	FV	398,500	0	7,042.	222,200	620,700	620,700		12/13/2012

PRINT

Date	Time
12/11/20	02:21:21

LAST REV

Date	Time
02/25/20	15:06:38
danam	
12252	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALVEY CHERYL A	1373-103		8/24/2009		613,000	No	No		
DOGHERTY EDWARD	1361-1		10/15/2008	Change>Sale	300,000	No	No		
	804-172		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	104103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2019	1163	Addition	135,000	O				
12/4/2008	1481	Addition	100,000	O		G10	GR FY10	CONSTRUCT 2ND FLOO
11/26/2008	1457	Demoliti	5,000					interior and exter

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS INT REF	HS	Hanne S
3/26/2012	Inspected	BR	B Rossignol
5/12/2011	Info By Phon	BR	B Rossignol
7/21/2009	Fieldrev-Chg	BR	B Rossignol
12/15/2008	Measured	345	PATRIOT
12/16/1999	Mailer Sent		
11/30/1999	Entry Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7042		Sq. Ft.	Site		0	70.	0.90	7									441,881						441,900	

Total AC/HA: 0.16166 | Total SF/SM: 7042 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,881 | Spl Credit | Total: 441,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21634293
Const Adj.:	0.98990101
Adj $ / SQ:	162.548
Other Features:	98401
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458214
Depreciation:	4582
Depreciated Total:	453632

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

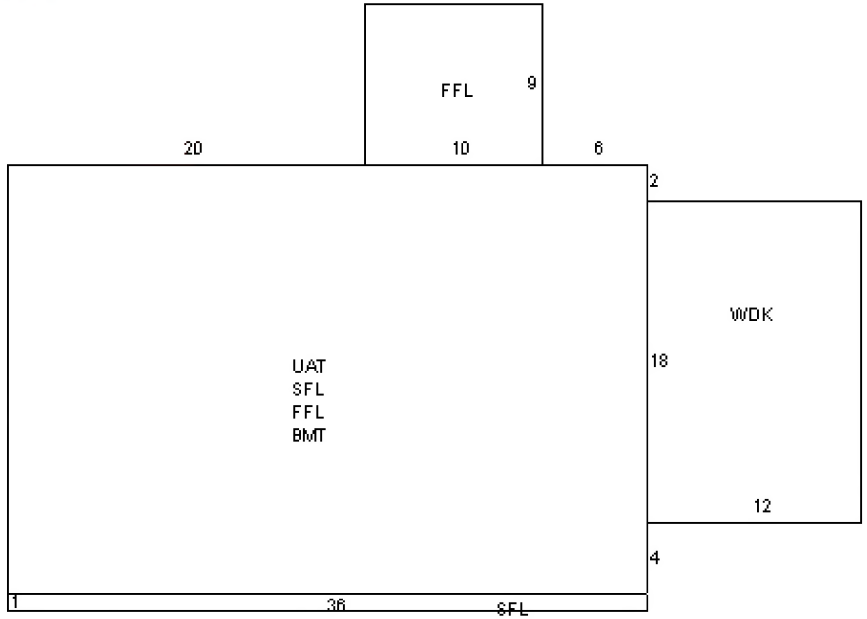
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.55
Special Features:	0	Val/Su Net:	144.00
Final Total:	453600	Val/Su SzAd	244.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	162.550	155,071
SFL	Second Floor	900	162.550	146,293
BMT	Basement	864	48.760	42,132
UAT	Upper Attic	216	65.020	14,044
WDK	Deck	216	10.520	2,273

Net Sketched Area:	3,150			Total:	359,813
Size Ad	1854	Gross Are	3798	FinArea	1854

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 156.0-0005-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2016	6.00	T	5	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600